

# **REAL ESTATE COMMISSION**

## **MEETING NOTICE AND AGENDA**

**There will be a meeting of the Real Estate Commission  
on:**

**Thursday, February 13, 2014 at 9:15 a.m.**

**Department of Business Regulation**

**John O. Pastore Ctr., Bldg. 69-1**

**1511 Pontiac Ave., Cranston, RI 02920**

**1. Discussion and approval of Minutes for the January Commission meeting.**

**2. Discussion and approval on all Continuing Education Courses submitted.**

**The following continuing education courses will be reviewed:**

**ATTORNEY TITLE SERVICES, INC/REIDY LAW OFFICES, LTD:**

- The Relationship of Probate to the Real Estate Closing Process  
3 CEU**
- Transaction Pitfalls & Other Deal Breakers Closing Process  
3 CEU**

## **CARMA REAL ESTATE EDUCATION CENTER:**

- **ASRE3 Agent Safety in Real Estate**  
**3 CEU**
- **HW1 How Your Home Works**  
**1 CEU**
- **MEI1 Managing Expectations of the Home Inspection**  
**1 CEU**
- **RHI1 The Role of a Home Inspector**  
**1 CEU**
- **DRE3 The World of Diversity in Real Estate**  
**3 CEU**

## **COLDWELL BANKER RESIDENTIAL BROKERAGE:**

- **CR15-CBRB Condo's & Co-ops**  
**3 CEU**
- **CR11-CBRB Sustainable Housing & Building Green:**  
**What Agents Should Know**  
**3 CEU**
- **CR12-CBRB The Truth About Mold**  
**3 CEU**

- **CR14-CBRB Understanding 1031 Free Tax Exchanges**  
**3 CEU**

**CONTINUING ED EXPRESS, LLC:**

- **CEE-61 Mortgage Fraud Finds New Paths in Real Estate**  
**3 CEU**
- **CEE-62 Resolving Transaction Disputes**  
**3 CEU**

**EASTERN REAL ESTATE SCHOOL:**

**Course renewals:**

- **GRE 126 Appraisal Process**  
**3 CEU**
- **GRE 128 Auctions & Foreclosures**  
**3 CEU**
- **GRE 135 Offers and Negotiating**  
**3 CEU**
- **GRE 136 Effective Open Houses & Safety**  
**3 CEU**
- **GRE 132 Commercial Leasing & Leases**  
**3 CEU**
- **REC 5 RI License Law**

**3 Core**

- **GRE 111 Anti-Trust**

**3 Core**

- **GRE 110 General Real Estate Laws**

**3 Core**

- **REC 4 Lead Paint Awareness & Lead Hazard Mitigation**

**3 Core**

- **REC 3 Fair Housing**

**3 Core**

- **REC 2 Law of Contracts**

**3 Core**

- **REC 104 Landlord & Tenant Laws**

**3 Core**

- **GRE 107 Closing & Settlement**

**3 Core**

- **GRE 125 Financing**

**3 Core**

- **GRE 129 Investment Property**

**3 CEU**

- **GRE 134 National Economic Trends & Modern Issues**

**3 CEU**

**EXCEL REALTY SCHOOL:**

**New online courses:**

- **613 Real Estate Finance and Tax Issues**

**12 CEU**

- **614 Real Estate Finance Today**

**6 CEU**

- **615 Red Flags: Property Inspection Guide**

**6 CEU**

- **616 Reverse Mortgage for Seniors**

**6 CEU**

- **617 Risk Management**

**6 CEU**

#### **FUTURE PROPERTIES ACADEMY:**

- **Sales Pre-Licensing**

**45 Hours**

#### **LORMAN EDUCATION SERVICES:**

- **Landlord and Tenant Law**

**8 CEU**

#### **MARTINELLI CAPUTI, LTD:**

- **Sales Pre-Licensing**

**45 Hours**

- **Landing the Listing: Now What?**

**3 Core**

**MA & RI CHAPTER OF THE APPRAISAL INSTITUTE:**

- **Litigation Assignments for Residential Appraisers**

**7 CEU**

- **National USPAP Update**

**7 CEU**

**MCKISSOCK, LP:**

**Online renewal course:**

- **4295 National Marketing, Negotiations & Closing the Sale**

**2 CEU**

**New online courses:**

- **5430 A New Look at Contract Law**

**3 CEU**

- **5315 Commercial Real Estate from the Beginning**

**4 CEU**

- **5377 Common Mistakes Every Agent Should Avoid**

**3 CEU**

- **5352 Mortgages, Loans and Laws-How They Help Your Client**

**3 CEU**

## **REAL ESTATE NEXUS TRAINING ACADEMY:**

- **09 From Dirt to Backyard Barbeque~**

**The Land Development & Residential Building Process  
Explained                      3 CEU**

- **10 Real Estate Statistics ~ Become a Real Estate Actuary  
3 CEU**

## **THE CE SHOP:**

### **Online renewals:**

- **E001 Basics of Real Estate Taxation  
6 CEU**

- **C002 Breaking Barriers: Fair Housing  
3 Core**

- **E007 Foundations of Real Estate Finance  
6 CEU**

- **E008 From Contract to Keys: The Mortgage Process  
6 CEU**

- **E010 Keeping it Honest: Understanding Real Estate & Mortgage  
Fraud      3 CEU**

## **THE RHODE ISLAND ASSOCIATION OF REALTORS:**

### **New Course:**

- **432 Flipping Houses for Success**  
**3 CEU**
- **433 Even Real Estate Has Taxes!**  
**3 Core**

### **Course renewals:**

- **352 Environmental Due Diligence**  
**3 Core**
- **390 New Purchase & Sales Agreement**  
**3 Core**
- **394 Foreclosures, Short Sales, REO and Auctions (Online)**  
**4.5 CEU**
- **350 Home Buying and Your Credit**  
**3 CEU**
- **397 Sustainable Housing (Online)**  
**8 CEU**

### **STERLING EDUCATION SERVICES, INC:**

- **Landlord-Tenant Law**  
**8 CEU**

### **New School Application:**



**Birchwood Credit Services**  
**2617 White Mountain Hwy.**  
**2nd Floor, PO Box 436**  
**North Conway, NH 03860**

**BIRCHWOOD CREDIT SERVICES:**

- **Understanding & Maximizing Consumer Credit Scores**  
**3 CEU**

**Instructor Applications:**

- **Bruce Lane REB.0015175 (THE RHODE ISLAND ASSOCIATION OF REALTORS)**
- **Ian S. Kahanowitz (THE RHODE ISLAND ASSOCIATION OF REALTORS)**
- **Crystal Hall RES.0034651 (CARMA REAL ESTATE EDUCATION CENTER)**
- **Herbert Armstrong RES.0032342 (CARMA REAL ESTATE EDUCATION CENTER)**
- **Joy E. Aguayo (CARMA REAL ESTATE EDUCATION CENTER)**
- **Lisa A. Topakian (CARMA REAL ESTATE EDUCATION CENTER)**
- **Michael E. Auger, CMI (CARMA REAL ESTATE EDUCATION CENTER)**
- **Tammy Jean Pelletier RES.0030224 (CARMA REAL ESTATE**

## **EDUCATION CENTER)**

- **Larry Avery (BIRCHWOOD CREDIT SERVICES)**

### **3. Old Business:**

**Attorney Ellen Balasco, DBR Legal Staff recommended that the new Commission Board members review both the RIGL §5-20.5 & §5-20.6 and Regulation 11.**

### **4. New Business:**

### **5. Opportunity for Public Comment:**

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**William J. DeLuca**  
**Real Estate Administrator**

**All are welcome to any public meeting held at the Rhode Island Department of Business Regulation (“DBR”). If any reasonable accommodation is needed to ensure equal access, service or participation, please contact DBR at 401-462-9551, RI Relay at 7-1-1, or email [directorofficeinquiry@dbr.ri.gov](mailto:directorofficeinquiry@dbr.ri.gov) at least three (3) business days prior to the meeting.**

**Posted on February 6, 2014 at the Department of Business Regulation, State House Library, and electronically on the Secretary of State's Office website pursuant to the Open Meetings Law, R.I. Gen. Laws Sec. 42-46-6 (b)(c). Business not included in this notice may be considered with the consent of the majority of the members, and/or may convene into Executive (closed) Session pursuant to R.I. Gen. Laws Sec. 42-46-5.**